

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 18, 1970

Appeal No. 10317 Raymond-David Construction, Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of March 24, 1970.

EFFECTIVE DATE OF ORDER - September 2, 1971

ORDERED:

That the appeal for variance from the minimum lot area and width requirements of the R-2 District and from Section 7205 to permit parking in front of building adjoining 5243 Karl Place, N.E., lots 6-8, Square 5205 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is currently unimproved.
3. The Appellant proposes to erect semi-detached single family dwellings with parking in front of and less than 10 feet from the building. (See Exhibit 3).
4. The property is 25 feet in width and 100 feet in depth. The minimum lot dimension for dwellings in the R-2 District are 3,000 square feet in lot area and 30 feet in width.
5. Opposition was registered at the Public Hearing to the granting of the Appeal.

OPINION:

We are of the opinion that the Appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that failure to grant the relief requested will prevent a reasonable use of the property as zoned. The granting of this Appeal will not adversely affect the use of neighboring property nor impair the intent, purpose and integrity of the zone plan.

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BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX
MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY
PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD
OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.